159.0	0011	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,600 / 632,600
					USE VALUE:	632,600 / 632,600
					ASSESSED:	632,600 / 632,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AKBARIAN ZAHRA/ LIFE ESTATE
Owner 2:	VAGHAR SAYED/ LIFE ESTATE
Owner 3:	
Street 1:	190 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AKBARIAN ZAHRA -
Owner 2:	VAGHAR SAYED -
Street 1:	190 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,607 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1009 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6607.000	199,900		432,700	632,600
Total Card	0.152	199,900		432,700	632,600
Total Parcel	0.152	199,900		432,700	632,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 626.96 | /Parcel: 626.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106325

GIS Ref

GIS Ref

Insp Date 07/21/18

PREVIOUS ASSESSMENT

Parcel ID 159.0-0011-0022.0

!12474!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,100	0	6,607.	432,700	632,800	632,800	Year End Roll	12/18/2019
2019	101	FV	181,100	0	6,607.	432,700	613,800	613,800	Year End Roll	1/3/2019
2018	101	FV	181,100	0	6,607.	364,700	545,800	545,800	Year End Roll	12/20/2017
2017	101	FV	181,100	0	6,607.	333,800	514,900	514,900	Year End Roll	1/3/2017
2016	101	FV	181,100	0	6,607.	284,400	465,500	465,500	Year End	1/4/2016
2015	101	FV	171,200	0	6,607.	247,300	418,500	418,500	Year End Roll	12/11/2014
2014	101	FV	171,200	0	6,607.	228,700	399,900	399,900	Year End Roll	12/16/2013
2013	101	FV	171,200	0	6,607.	217,600	388,800	388,800		12/13/2012

PRINT

Date	Time
12/11/20	02:33:37

LAST REV

Date	Time
11/06/20	10:15:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12474

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AKBARIAN ZAHRA,	75819-143	1	10/6/2020	Convenience	10	No	No		
AKBARIAN ZAHRA,	72789-293	1	6/19/2019	Convenience	10	No	No		
AKBARIAN ZAHRA	46082-436		9/14/2005	Family	99	No	No		
VAGHAR ZAHRA	41722-43		1/2/2004	Family	1	No	No		
VAGHAR SEYED/ZA	38825-76		4/16/2003	Family	99	No	No		
AKBARIAN ZAHRA-	33770-200		10/9/2001	Family	1	No	No		
	19908-36		6/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/1999	552	Wood Dec	10,500					REB WDK-STAIRS/REP

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	345	PATRIOT
12/9/1999	Mailer Sent		
12/3/1999	Measured	272	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106325
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6607		Sq. Ft.	Site		0	70.	0.94	7									432,747						432,700	

Total AC/HA: 0.15168 | Total SF/SM: 6607 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,747 | Spl Credit | Total: 432,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	ORANGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98145747
Adj $ / SQ:	172.246
Other Features:	58800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271659
Depreciation:	71718
Depreciated Total:	199941

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

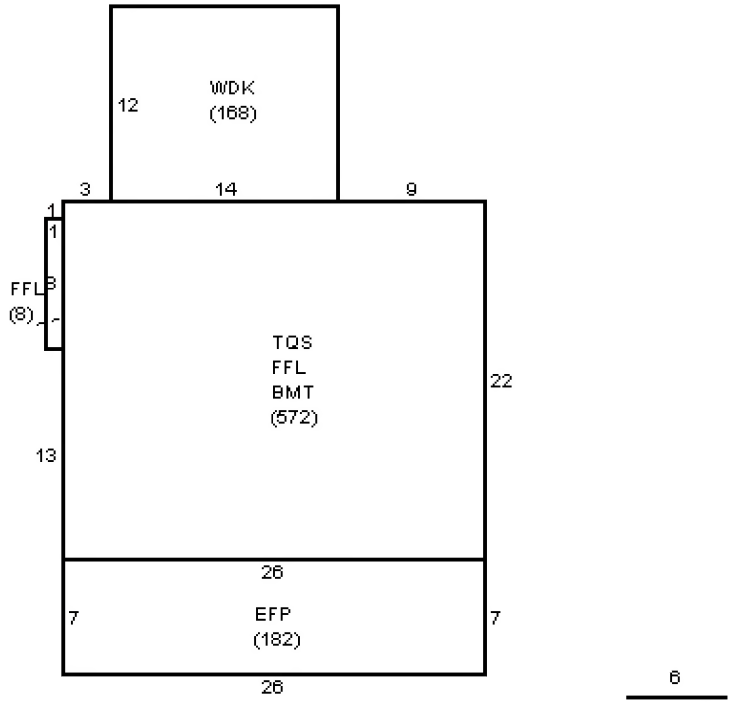
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.25
Special Features:	0	Val/Su Net:	103.52
Final Total:	199900	Val/Su SzAd	198.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	580	172.250	99,903
BMT	Basement	572	51.670	29,557
TQS	3/4 Story	429	172.250	73,893
EFP	Enclos Porch	182	41.400	7,535
WDK	Deck	168	11.730	1,971

Net Sketched Area:	1,931			Total:	212,859
Size Ad	1009	Gross Are	2074	FinArea	1009

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0011-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc